



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 9, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura, Chair
Kriselle Gabriel
Justine McDowell

Matthew Tramp, Vice Chair
Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for May 26, 2026. (For possible action)
- IV. Approval of the Agenda for June 9, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **UC-26-0301-COUNTY OF CLARK(AVIATION) & MAJESTIC E J M ARROYO V, LLC** **LEASE:USE PERMIT** for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley. MN/rr/kh (For possible action) 07/07/26 PC
2. **ET-26-400048 (TM-23-500071)-PN II, INC.:TENTATIVE MAP FIRST EXTENSION OF TIME** consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action) 07/08/26 BCC
3. **UC-26-0302-RDXNWP, LLC:USE PERMIT** to allow outdoor storage. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics. DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) 07/08/26 BCC
- VII. General Business
1. None.
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: June 30, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>



Spring Valley Town Advisory Board

May 26, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

Dane Detommaso, Comprehensive Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

III. Approval of **May 12, 2026**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **May 26, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Kriselle Gabriel

Action: **APPROVE** as published

Vote: 5-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)

- None

VI. Planning & Zoning

1. **UC-26-0142-GALLERIA CENTER, LLC:**

HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) 06/02/26 PC

Motion by: **Justine McDowell**

Action: **DENY with a request the item return to Town Board before public hearing by Planning Commission or Board of County Commissioners**

Vote: 5-0/Unanimous

2. **WS-26-0159-MARINO FAMILY TRUST & MARINO WILLIAM J & BARBARA B TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) modify commercial driveway standards.

DESIGN REVIEW for a site redesign for an existing restaurant within an existing shopping center on a 1.07 acre portion of 15.89 acres in a CG (Commercial General) Zone. Generally located north of Reno Avenue and west of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) 06/03/26 BCC

Motion by: **Randy Okamura**

Action: **APPROVE with staff “if approved” conditions**

Vote: 5-0/Unanimous

3. **UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:**

USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone. Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley. JJ/rp/cv (For possible action) 06/16/26 PC

Motion by: **Justine McDowell**

Action: **APPROVE**

Vote: 5-0/Unanimous

4. **VS-26-0242-MCNUTT REDWOOD, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Santa Margarita Street, and Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/tpd/cv (For possible action)

06/16/26 PC

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 5-0/Unanimous

5. **WS-26-0249-MAHALO REVOCABLE LIVING TRUST ETAL & GATES JEFFREY BLAINE TRS:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for proposed and existing accessory buildings in conjunction with an existing single-family residence on 0.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessori Street and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) 6/16/26 PC

Motion by: **Justine McDowell**
Action: **APPROVE Waiver of Development Standards #2, 1a and b per staff “if approved” conditions and DENY Waiver of Development Standards #1**
Vote: 5-0/Unanimous

6. **ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to eliminate sidewalk and street landscaping. DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley. MN/jud/cv (For possible action)06/17/26 BCC

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 5-0/Unanimous

VII. General Business

None

VIII. Comments by the General Public-

A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- **None**

IX. Next Meeting Date: **June 9, 2026**

X. Adjournment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 6:58 p.m.
Vote: 5-0/Unanimous

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0301-COUNTY OF CLARK (AVIATION) & MAJESTIC E J M ARROYO V, LLC
LEASE:**

USE PERMIT for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley.
MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-410-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7560 W. Warm Springs Road
- Site Acreage: 21.59
- Project Type: Recreational or entertainment facility (Pickleball Club)
- Number of Stories: 1
- Building Height (feet): Up to 43
- Square Feet: 238,000 (Building 1)/43,000 (Building 2)/80,600 (Building 3 – Location of proposed recreational facility)
- Parking Required/Provided: 48/272 (approved via WS-24-0401 for overall site)

Site Plans

The plans depict an office/warehouse and distribution facility that is currently under construction. The plans show that the site consists of 3 buildings within the complex. Building 1 is the largest and centrally located on the site, Building 2 is located on the east side of complex, and Building 3 is on the southern end adjacent to Warm Springs Road. The proposed recreational or entertainment facility (Pickleball Club) will be located within Building 3 only. Parking is provided throughout the site, including on the south side of Building 3, where there are 81 parking spaces. Forty-eight parking spaces are required for the proposed use, and 272 parking spaces were previously approved for the entire site. Access to Building 3 is provided via driveways along Warm Springs Road.

Landscaping

All street and parking area landscaping will be installed in accordance with the previous land use approvals and the approved building plans. No changes to landscaping are required or proposed with this application.

Elevations

The plans for Building 3 depict a typical concrete tilt-up shell industrial building with varied rooflines, a maximum of 43 feet high. The building exterior consists primarily of painted concrete tilt-up panels. These panels vary in color across each façade switching between a beige, grey-beige, and off-white color.

Floor Plans

The approved building plans show Building 3 as an 80,600 square foot shell building. The proposed recreational facility would include 24 pickleball courts within the building ranging in size from 30 feet by 59 feet to 40 feet by 70 feet. The building will also include an office, pro shop and reception area, storage areas, kitchen, flex room, and restrooms.

Applicant's Justification

The applicant is proposing a membership-based indoor pickleball club. The building requires no exterior modifications and only interior tenant improvements. The project will introduce a high-quality, community-oriented recreational amenity that supports health, wellness, and social connectivity, while also contributing to economic activity within the surrounding area. Parking demand will not exceed the available parking, and traffic impacts are lower than typical industrial uses and are spread throughout the day. The facility will be fully indoors with no external impacts and will be fully compatible with surrounding uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0400	Zone change from CG to IP zoning	Approved by BCC	September 2024
WS-24-0401	Waiver of development standards and a design review for an office/warehouse distribution facility	Approved by BCC	September 2024
VS-24-0402	Vacation and abandonment of easements and right-of-way	Approved by BCC	September 2024
TM-24-500081	Tentative map for a 1-lot industrial subdivision	Approved by BCC	September 2024
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage - expired	Approved by BCC	February 2009
VS-0817-07	Vacation and abandonment for easements	Approved by PC	August 2007
VS-0266-07	Vacation and abandonment for right-of-way	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06	Design review for an office complex and sign package	Approved by BCC	January 2007
ZC-0889-05	Zone change for 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP & IP (AE-60)	Office/warehouse complex
South	Compact Neighborhood & Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	RS3.3 & RS2	Existing & recently approved single-family residential subdivisions
East	Business Employment	IL & RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties; character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The addition of recreational or entertainment facility spaces has become common within office/warehouse developments due to their large interior spaces and high ceilings that are highly conducive to recreational uses. In this case, the approved office/warehouse development is designed similarly to other office/warehouse developments in the County that have been approved for similar uses. Additionally, the previously approved office/warehouse development is sited along an arterial street, which should help to reduce any traffic or access issues. The office/warehouse complex is primarily surrounded by other industrial and commercial uses to the west, north, and east with residential uses south of Warm Springs Road. This means the impacts from this proposed use should be limited but will still have sufficient customer availability in the area. The number of parking spaces required for 24 pickleball courts is 48 spaces. 81 spaces are available adjacent to Building 3; therefore, the parking requirements will easily be met. Finally, the proposed use will support Master Plan Policies 5.1.3 and 5.5.3 and Spring Valley Specific Policy SV-1.5, which all support the development of local and small businesses and the

diversification of the economic base of the Las Vegas Valley, while siting these within appropriate areas that limit travel. For these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- Ensure fire access roads extend within 150 feet of all portions of the facility and all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0352-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO V, LLC

CONTACT: SIMPLY VEGAS, SIMPLY VEGAS, 3042 S. DURANGO DRIVE, LAS VEGAS, NV 89117



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0301

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 06/09/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 07/07/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 2610039

ASSESSOR PARCEL #(s): 176-03-402-001, 176-03-401-11, -012, -013, 014, -018

PROPERTY ADDRESS/ CROSS STREETS: 7680 W. Warm Springs Road, Las Vegas, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for a recreational or entertainment facility in IP (AE-00) zone

PROPERTY OWNER INFORMATION

NAME: Majestic EJM Arroyo V, LLC

ADDRESS: 13191 Crossroads Parkway North, 6th Floor

CITY: City of Industry, CA 91746

STATE: CA

ZIP CODE: 91746

TELEPHONE: 562-692-9581

CELL

APPLICANT INFORMATION (Information must match online application)

NAME: Flying Pickle LV LLC

ADDRESS: 12211 S EASTERN AVENUE SUITE 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-580-7744

CELL 702-580-7744

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Jonathan Jacobs

ADDRESS: 3042 S. Durango Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-515-9946

CELL 702-515-9946

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Edward P. Roski, Jr.
Property Owner (Print)

5/8/2026
Date

The Flying Pickle – Special Use Permit Justification Letter

Clark County, Nevada

Subject: Special Use Permit Request for Recreational Use – Existing Industrial Building

Applicant: The Flying Pickle

Location: 7560 W. Warm Springs Rd, Las Vegas, NV 89113

Website: www.theflyingpickle.com

Introduction

The Flying Pickle respectfully submits this justification letter in support of our application for a Special Use Permit (UC) to operate an indoor recreational facility—specifically, a membership-based indoor pickleball club—within an existing industrial building, under construction located at 7560 W. Warm Springs Rd in Las Vegas, Nevada and located on a portion of APN 176-03-401-019

Within the applicable zoning framework, indoor recreational uses may be considered accessory in nature; however, this project is not accessory to another primary use. Accordingly, we are requesting approval through the UC process to allow this use as a **Primary Use**, consistent with the intent of the governing development standards and applicable planning objectives.

The existing building is fully constructed and operational, totaling approximately **80,600 square feet**, and requires no exterior modifications. Only interior tenant improvements are proposed. The project will introduce a high-quality, community-oriented recreational amenity that supports health, wellness, and social connectivity, while also contributing to economic activity within the surrounding area.

Justification for Primary Use Approval

1. Clear and Convincing Basis for Primary Use

The Flying Pickle is a fully independent, revenue-generating business and is appropriately classified as a Primary Use for the following reasons:

- **Employment Generator:** The facility will create a meaningful number of permanent jobs, including management, coaching, operations, and event staff positions.
- **Standalone Business Model:** The club operates independently, with its own membership base, programming, and revenue streams, and is not dependent on another use.
- **Regional Destination:** The facility is designed to attract users from across the Las Vegas Valley, including league play, events, and tournaments.
- **Comparable Intensity:** The operational intensity is similar to or lower than many permitted industrial or commercial uses, with significantly fewer external impacts.

2. Alignment with the Intent of Preferred Uses

While not a traditional industrial or office use, The Flying Pickle supports and enhances the broader intent of preferred uses:

- **Workforce Amenity:** Provides a high-quality recreational and wellness amenity that supports employee attraction and retention for surrounding businesses.
 - **Corporate Integration:** Capable of hosting corporate leagues, team-building events, and wellness programs.
 - **Economic Activation:** Generates consistent foot traffic and supports nearby commercial activity.
 - **High-Quality Environment:** Designed with premium materials, lighting, and acoustics, contributing to a high-end built environment.
-

3. Consistency with Purpose & Intent (High Quality Jobs & Innovation District)

The project aligns with the broader goals of creating a high-quality, innovation-oriented district:

- **High-Quality Jobs:** Creates skilled and service-oriented employment opportunities.
 - **Innovation Integration:** Incorporates technology such as scheduling platforms, performance tracking, and training systems.
 - **Adaptive Reuse:** Repurposes an existing industrial building into a modern, high-performing recreational facility.
 - **District Identity:** Enhances the area's appeal as a destination for both businesses and residents.
-

Findings and Justifications

a. Compliance with Code Provisions

The proposed use complies with all applicable development standards.

- The building meets all structural, fire, and accessibility requirements.
 - All operations occur indoors.
 - No external noise, odor, dust, or emissions are generated.
-

b. Demonstrated Need for the Use

There is a significant and growing demand for indoor pickleball facilities.

- Pickleball is the fastest-growing sport in the United States.

- Outdoor courts are often unusable due to extreme heat and wind conditions.

The Flying Pickle differs from competitors in that it is a **membership-based, high-end facility** designed for serious players and community engagement—similar to a private golf club versus a casual entertainment venue.

Within a five-mile radius, there are approximately **234,202 residents**, many of whom lack access to premium indoor recreational options.

c. Compatibility with Adjacent Uses

The proposed use is highly compatible with surrounding properties:

- All activity is fully enclosed within the building.
 - No shared parking or access conflicts exist.
 - Traffic is moderate and distributed throughout the day.
 - Hours of operation (6:00 a.m. – 11:00 p.m.) are consistent with similar uses.
-

d. Parking & Traffic Analysis

The overall site includes 272 spaces. Building 3 which will be utilized for the recreational facility, includes **81 dedicated parking spaces**, which are more than sufficient for the proposed use.

Even under conservative assumptions including staff and spectators, peak demand will not exceed approximately **81 (ITE)**

- Industry standards (ITE and Clark County comparable codes) indicate demand of **48–72 spaces**
- Clark County requirements for a tennis court, are a similar use, is 48 spaces (2 per court)

The site provides a **clear surplus of parking under all scenarios**

Traffic impacts are lower than typical industrial uses and are spread throughout the day.

e. Mitigation of Adverse Impacts

- Fully indoor operation eliminates noise and environmental concerns
- No light spillover or outdoor disturbance
- Professional management ensures operational quality

f. Property Value Enhancement

The Flying Pickle will positively impact surrounding properties by:

- Activating underutilized industrial space
 - Increasing foot traffic
 - Providing a high-end, community-focused amenity
 - Enhancing the overall image of the area
-

g. Availability of Public Services

All necessary infrastructure is already in place:

- Water, sewer, and utilities
- Police and fire services
- Adequate roadway access

No off-site improvements are required.

h. Ongoing Maintenance

- On-site management will oversee daily operations
 - Strict maintenance standards will be enforced
 - Responsibilities will be defined in the lease
-

i. Environmental Considerations

- No new construction required
 - Adaptive reuse reduces environmental impact
 - Energy-efficient systems will be utilized
-

Conclusion

The proposed use satisfies all required findings for UC approval and Primary Use consideration:

- Complies with all applicable regulations
- Provides clear justification as a Primary Use

- Supports economic development and job creation
- Meets demonstrated community demand
- Is fully compatible with surrounding uses
- Produces no adverse impacts
- Exceeds parking requirements under all methodologies

The Flying Pickle represents a high-quality, community-focused development that aligns with the County's goals for economic vitality, wellness, and thoughtful land use.

We respectfully request approval of this Special Use Permit to allow The Flying Pickle to operate at 7560 W. Warm Springs Rd.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400048 (TM-23-500071)-PN II, INC.:

TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:
163-33-218-027

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 6.1
- Number of Lots/Units: 47
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,307 (gross/net)/7,810 (gross/net)
- Project Type: Single-family residential development

Project Description

The original tentative map site had an overall total acreage of 6.1 acres with a density of 7.8 dwelling units per acre. Since that approval, the final map was divided into two phases of which Phase 2-1 recorded on June 18, 2024. Both phases of development offers 47 single family residential lots with 4 common elements, an area of 0.4 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 50 foot wide private street that connects to Cimarron Road. For all lots within the development, a second internal 42 foot wide private street with a cul-de-sac on each end will provide access. The main area of open space (Common Lot A) is located adjacent to the northerly cul-de-sac. The entrance street will have 4 foot wide sidewalks on each side of the street while the internal street will have a 4 foot wide sidewalk on the east side of the street only. The plans depict detached sidewalks to be provided along Patrick Lane, Cimarron Road, and Oquendo Road. Immediately west of the proposed development is a flood control channel.

Previous Conditions of Approval

Listed below are the approved conditions for TM-23-500071:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash, Cimarron Branch improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0130-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The Clark County Board of Commissioners approved this application on June 21, 2023, which initially gave the tentative map an expiration date of June 21, 2027. Since that time, and at the County's request, the final map was divided into two phases, Phase 2-1 and Phase 2-2. A final

map for Phase 2-1 was recorded on June 18, 2024. Progress on the remaining work was delayed due to the project being reliant on the Patrick Lane roadway improvements and the Flamingo Wash Cimarron Branch flood channel (L-2383). After a meeting with Clark County Public Works, they have given us the go ahead to proceed with improvements and are working to obtain improvement plan approval. In preparation to move forward with Phase 2-2 and the associated improvements; we realized that Phase 2-2 has an expiration date of June 18, 2026, due to Phase 2-1 of this map recording on June 18, 2024. We would like to eliminate any further delays with this project and request an Extension of Time to allow sufficient time to obtain improvement plan approvals and complete the final map process.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0262	A zone change to reclassify 6.1 acres from R-E to R-2 zoning for a single family residential development	Approved by BCC	June 2023
TM-23-500071	Original tentative map for 47 lots and 1 common element for a single family development	Approved by BCC	June 2023
VS-23-0263	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Cimarron Road, and Oquendo Road	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South	Business Employment	1P	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Flood control channel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. The civil improvement plans are being finalized, and they are completing their final map process for Phase 2-2. For these reasons, staff can support the extension of time request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 18, 2028 to record Phase 2-2 or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: P N II INC

CONTACT: KRISTIN ANTILL, GCW ENGINEERING, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400048 (TM-23-500071)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date 6/9/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: N/A Time:

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 23-500071

ASSESSOR PARCEL #(s): 163-33-218-027

PROPERTY ADDRESS/ CROSS STREETS: Cimarron and Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

Request for an Extension of Time for TM-23-500071

PROPERTY OWNER INFORMATION

NAME: PN II, INC.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Kendra Saffie

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kristin Antill / GCW, INC.

ADDRESS: 1555 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-804-2163 CELL _____ ACCELA REFERENCE CONTACT ID # 247852

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Josh Milton
Property Owner (Signature)*

Josh Milton
Property Owner (Print)

4/20/26
Date

764-A231B-001



April 20, 2026

Clark County
Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

**RE: TM-23-500071 – Request for an Extension of Time
Assessor's Parcel Number: 163-33-218-027**

To Whom It May Concern:

GCW Engineering is requesting an Extension of Time on behalf of the property owner, PN II, INC.

The Clark County Board of Commissioners approved this application on June 21, 2023, which initially gave the tentative map an expiration date of June 21, 2027. Since that time, and at the County's request, the final map was divided into two phases. As a result, progress on the remaining work was delayed due to the project being reliant on the Patrick Lane roadway improvements and the Flamingo Wash Cimarron Branch flood channel (L-2383). After a meeting with Clark County Public Works, they have given us the go ahead to proceed with improvements and are working to obtain improvement plan approval.

In preparation to move forward with Phase 2-2 and the associated improvements; we realized that the Phase 2 Tentative Map has an expiration date of June 18, 2026, due to Phase 2-1 of this map recording on June 18, 2024. We would like to eliminate any further delays with this project and request an Extension of Time to allow sufficient time to obtain improvement plan approvals and complete the final map process.

Thank you for your consideration of this request. If you have any questions, please contact me directly at 702-804-2000.

Cordially,

GCW, Inc.

A handwritten signature in blue ink, appearing to read 'Wesley T. Petty'.

Wesley T. Petty, P.E.
Senior Vice President

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0302-RDXNWP, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate electric vehicle charging spaces; and **2)** modified driveway geometrics.

DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-510-003 through 163-36-510-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate electric vehicle (EV-capable) charging spaces where 62 spaces are required per Table 30.04-5.
- b. Eliminate electric vehicle (EV-installed) charging spaces where 8 spaces are required per Table 30.04-5.
2. a. Reduce the throat depth for the northwest driveway along Russell Road to 15 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Reduce the throat depth for the northeast driveway along Russell Road to 73 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 3% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.02 (proposed ice rink)/10.85(total)
- Project Type: Recreation facility (ice rink)
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 102,980 (57,547 lower level/45,433 upper level)
- Parking Required/Provided: 309/445 (per the provided parking demand study)

- Sustainability Required/Provided: 7/7

History & Site Plan

The original application, ZC-1542-06 approved in December 2006, included 7 commercial buildings throughout the shopping center. Currently, 4 buildings have been constructed along Russell Road and Decatur Boulevard, while a 7.02 acre portion along the west side (APN 163-36-510-005) has remained undeveloped. The applicant is proposing to develop the undeveloped parcel as a recreational and entertainment facility. The proposed recreation facility will include a commercial ice rink with access from 3 driveways along Russell Road and 3 driveways along Decatur Boulevard. The 2 western most driveways along Russell Road are included in this application and are the subject of 2 waiver requests for reduced throat depths. The eastern most driveway on Russell Road and driveways on Decatur Boulevard were previously built to accommodate the existing commercial uses within the shopping center. The proposed ice rink is located in the central part of the parcel and set back over 200 feet from Russell Road and Decatur Boulevard. The majority of the new parking spaces are located north and west of the ice rink. 8 accessible parking spaces are located at the northwest entrance of the ice rink. A loading zone is located at the west side of the building, and a dedicated loading dock with storage is shown on the south side of the building with lower access to the interior of the ice rink for employee access and equipment access. A small area of outdoor storage is shown in an open air space below grade and adjacent to the loading dock ramp at the south side of the building. This outdoor storage is subject of a special use permit with this request. The maximum outdoor storage area is 4,240 square feet and is not visible from adjacent properties or public right-of-way. Lastly, a 30,857 square feet rectangle area located at the northwest corner of the subject parcel has been marked as future development.

Landscaping

The landscape plan depicts a detached sidewalk along Russell Road with medium and large trees located outside of utility easement areas at every 20 feet to 30 feet, based on tree size. Parking lot trees are provided for every 6 parking spaces in landscape islands or planter areas for the majority of the site. There are 47 parking lot trees are required with 65 trees provided.

Elevations

The elevations depict a stucco sided building with metal accent bands, metal canopies over entry doors and windows, and low emissivity tinted glass at the main entrance. The outer structure has a variable roof height, wall returns and variation in façade colors. The tallest portion of the building is set back from the outer façade with a step back appearance.

Floor Plans

The floor plans and interior cross sections of the building depict a sunken 1st floor level of the ice arena with a main ice rink and practice rink shown. The lower level includes the main ice and practice ice, along with locker rooms, offices, laundry, spectator seating, scorekeepers bench, equipment, Zamboni storage, and a 623 square foot loading zone at the bottom of the loading dock ramp. The below grade, open air, outdoor storage area is located at this lower level adjacent to the loading dock. The upper concourse level includes spectator seating, restrooms, storage, ticketing offices, restaurant space, kitchen, strength and conditioning room, refrigeration

mechanical equipment, and spectator suites. A 1,568 square foot outdoor dining and drinking area is shown adjacent to the restaurant/kitchen spaces on the north side of the building.

Applicant's Justification

The ice arena will be used primarily for hockey and will be located behind existing commercial buildings located adjacent to Russell Road and Decatur Boulevard. A parking demand study was provided to justify the increased parking. The restaurant is limited to use during the hours of operation for the ice arena and not open to the public as a separate use. The existing commercial parking areas are under the same ownership and parking can be shared depending on hours of operation and need. The site meets 7 out of 7 required sustainability points, including additional trees, low water use, cool roof, and canopy shade cover over entry areas. The west side Russell Road access and reduced throat depth request is justified due to the proposed use being limited to the ice arena and not general commercial uses. The eastern driveway is unlikely to be used for access to the ice arena with primary access taking place at the west driveway. The applicant states the waiver to eliminate the EV capable/installed spaces should be acceptable due to the lack of demand for these spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0091	Waiver of development standards for a restaurant with drive-thru and reduced throat depth	Approved by BCC	May 2024
VS-23-0257	Vacation and abandonment for easement and right-of-way	Approved by PC	July 2023
WS-23-0255	Waiver of development standards for a convenience store, gasoline station, and restaurant	Approved by PC	July 2023
DR-1665-06 (ET-0348-08)	First extension of time to commence an office/retail	Approved by PC	January 2009
TM-0494-06	Tentative map for a 1 lot commercial subdivision	Approved by PC	January 2007
VS-1672-06	Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road to construct detached sidewalks	Approved by PC	January 2007
XC-1542-06	Zone change for a shopping center	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IP (AE-60)	Commercial development & undeveloped
East	Business Employment	CG & IP (AE-60)	Commercial development
South	Business Employment	IP (AE-60)	Industrial

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP & RS20 (AE-60)	Flood channel, industrial & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The outdoor storage proposed with this plan is limited to a small area that is sunken below grade and surrounded on 3 sides by walls. The outdoor storage area, while not for outdoor display, is accessory to the recreation facility and ice arena. Additionally, it will not be visible from the public rights-of-way. Therefore, staff could support the outside storage; however, since we are not supporting the design review or waivers staff cannot support the request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The EV capable spaces are primarily for future use but do involve installation of infrastructure for future connection. The applicant has stated that there is no demand for the EV spaces with this use. Staff finds that the current use of electric vehicles by the public and potential for growing availability are likely to lead to increased demand for electric vehicle parking spaces. The nature of ice arena activities lead to longer parking time than traditional retail uses. Staff finds that the elimination of all EV-installed and capable charging spaces to be excessive and does not meet the intent of the Code; therefore, staff cannot support the waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed ice arena is compatible with the surrounding area and harmonious with the existing development. The elevations and design characteristics are consistent with the surrounding area and are not unsightly or undesirable. The proposed design has the elements required by Title 30 and meets the basic elements of the Clark County Master Plan Goal SV-5 to minimize conflicts with intensive uses in Spring Valley. However, since staff does not support the elimination of EV parking spaces and the site layout will need to be redesigned in order to accommodate electric vehicle parking, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Although the throat depth for the commercial driveways on Russell Road do not comply with the minimum standard, the applicant worked with staff to extend the ingress throat depth for both driveways which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of waiver of development standards #2; denial of the use permit, waiver of development standard #1, and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Outdoor storage limited to the area shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0517-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RDX NWP, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0302__

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date 6/9/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Greta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100553
ASSESSOR PARCEL #(s): 163-36-510-005

PROPERTY ADDRESS/ CROSS STREETS: Russell and Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a proposed recreation facility (hockey arena)

*Waiver of Development Standards for throat depths & v parking
Use Permit for outside storage*

PROPERTY OWNER INFORMATION

NAME: RDX NWP, LLC
ADDRESS: 5055 W. Patrick Lane Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

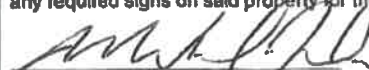
NAME: RDX NWP, LLC
ADDRESS: 5055 W. Patrick Lane Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 000-000-000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

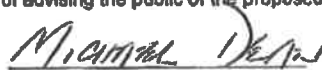
CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*


Property Owner (Print)

4/14/26
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 15, 2026

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter –Design Review for a Recreational or Entertainment Facility (Hockey Facility), Special Use Permit for Outdoor Storage and Waivers of Development Standards

APN: 163-36-510-006(project) (163-36-510-003,004 & 006 for shared parking)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to build a hockey facility located on approximately 7.02 acres of property located at the southwest corner of Russell Road and Decatur Boulevard. The property is more particularly described as APN: 163-36-510-006 (the "Site"). As such, the Applicant is requesting a design review, special use permit with related waivers for the proposed project.

DESIGN REVIEW

Under Title 30.03.06(F)(5), the proposed hockey facility is characterized as a recreational or entertainment facility. In a CG zone district, a recreational or entertainment facility (hockey facility) is permitted. The special use permit is appropriate for the following reasons:

- The Site is zoned CG.
- The proposed use is limited to indoors only.
- The Site is accessible from both Russell Road and Decatur Boulevard, both 100-foot rights-of-way.
- The entire Russell Road corridor from Decatur to the I-15 is zoned CG, IP, IL, or CR and developed with commercial and industrial warehousing.
- The entire Decatur Boulevard corridor from the 215 to Tropicana Avenue is zoned CG, IP, or IL and developed with commercial and industrial warehousing.

Therefore, a recreational or entertainment facility (hockey facility) is a compatible use to existing surrounding zoning districts and established uses.

The proposed hockey rink will be approximately 102,980 square feet with two levels. The lower level will be approximately 57,547 square feet and the concourse level will be approximately 45,433 square feet. On the lower level of the hockey facility there will be a 16,624 square foot main ice rink and a 16,582 square foot practice ice rink. The main ice rink will have a seating capacity of 1,228 seats plus 38 suite seats. The practice rink's seating capacity will be 244 seats. The lower level will also include locker rooms, offices, medical area, and parking for two (2) Zamboni machines. The concourse level will include food and beverage venues with kitchen, men's and women's restrooms, a 3,002 square foot strength and condition area, concession areas, and access to the venue seating and suites. The building will be approximately 40-feet in height. The building will be highly articulated with enhanced finishes such as corrugated metal band, canopies, metal terrace fencing, wood look pergola, and glass finishes.

The hockey facility will be located behind existing office buildings facing Decatur Boulevard and Russell Road. Access to the Site is from several existing driveways and shared access points along Decatur Boulevard and Russell Road. The Applicant is proposing an additional driveway along Russell Road at the northwest corner of the Site. The parking lot will be evenly dispersed. The parking lot will provide parking lot landscape islands.

The hockey facility will provide 286 parking spaces where 468 parking spaces are required. However, pursuant to Title 30.04.04(F)(8), the Applicant is submitting, concurrently with this application, a parking demand study prepared by Lochsa Engineering. As the study shows, the 291 parking spaces are adequate for the following reasons:

- The food and beverage, concessions, strength and conditioning, and offices are all supportive of or ancillary to the hockey facility use and not separate uses.
- The existing commercial subdivision currently has 155 parking spaces.

The Site design meets the 7-point sustainability and as outlined below exceeds the sustainability requirements by providing the following:

- Landscaping
 - Title 30.04.05(J)(3)(i) – The Site will provide at least 10% or more trees than required. As such, this equals *1 point*.
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(b) – The building will provide shade structures. As such, this equals *3 points*.

- Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(4) – The floor-to-ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(5) – The building will have low-emissivity glass on all south- and west-facing windows. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.

SPECIAL USE PERMIT

- **Allow Outside Storage**

The Applicant is requesting an outdoor storage area located at the southeast corner of the building. The outdoor storage is sunken next to the loading dock area. The storage area is not visible from any rights-of-way or neighboring properties. Therefore, outdoor storage is appropriate.

WAIVERS OF DEVELOPMENT STANDARDS

- **Reduced Throat Depth (Standard Drawing 222.1)**

The required driveway throat depth for the Site is 75-feet. The Applicant is requesting to reduce the throat depth for the west driveway to 0-feet and the east driveway to 13-feet, respectively. For the west driveway, to the west of the west driveway is undeveloped property and the west driveway is not intended to be used for normal business operation. Therefore, the west driveway throat depth will not create any traffic conflicts. With respect to the east driveway, the first point of conflict is a drive aisle to the west where only 50 parking spaces, or 17%, of the 291 parking spaces will be located. Due to the distance of the parking spaces to the main building, it is anticipated that these parking spaces will be used less frequently than the parking spaces closer to the main building. During events where attendance is anticipated to be high and the parking lot full, the Applicant will implement a traffic management service to control traffic to and from the Site. Therefore, the reduced throat depths for the west and east driveways will not negatively impact the Site or stack vehicles in the rights-of-way.

- **Eliminate EV Capable and Installed Parking Spaces (Title 30.04.04(H)(4)(v))**

With the Site providing 286 parking spaces, pursuant to Title 30.04.04(H)(4)(v), the Site is to provide 9 installed EV parking spaces and 72 capable EV parking spaces. The Applicant is requesting a waiver to eliminate the requirement to provide EV capable and installed parking spaces. The waiver is appropriate as the EV required parking would take away overall parking opportunities. Additionally, the required infrastructure to provide EV installed or capable parking

spaces is not justified due to the lack of demand for these parking spaces.

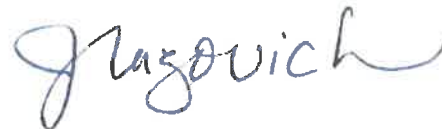
- **Loading Docks**

The applicant is requesting to reduce the required loading docks/spaces required from five (5) to two (2). The applicant is a single tenant user and has designed the project with a large loading dock to accommodate all deliveries to the project. The loading dock is sunken and will house the trash enclosure and outside storage to limit

We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "JLazovich", with a stylized, cursive script.

Jennifer Lazovich

JL/ajc/amp

